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2019R-006723  
PAT BROOKS  
WARRICK COUNTY RECORDER  
RECORDED AS PRESENTED ON  
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STATE OF INDIANA )  
COUNTY OF WARRICK ) SS:

BEFORE THE BOARD OF COMMISSIONERS  
OF WARRICK COUNTY, INDIANA

IN THE MATTER OF THE PETITION TO VACATE EASEMENTS AND THE RIGHT-OF-WAY OF HOLLY LANE LOCATED IN EPLEY ACRES WARRICK COUNTY, INDIANA  
ORDINANCE / VACATION NO: CC-2019-17

AN ORDINANCE TO VACATE CERTAIN PUBLIC WAYS OR PUBLIC PLACES WITHIN  
WARRICK COUNTY, INDIANA, COMMONLY KNOWN AS  
OUTER LINCOLN AVENUE, NEWBURGH, INDIANA

Be it ordained by the Board of County Commissioners:

Section 1. Pursuant to Indiana Code 36-7-3-12, a petition was presented to the Board of County Commissioners of Warrick County, Indiana, requesting that the public ways and places described in Section 3 below be vacated.

Section 2. That after due and proper notice, a public hearing was held by the Board of County Commissioners of Warrick County, Indiana, at which time all interested persons were permitted to address said board.

Section 3. That the Board of County Commissioners of Warrick County, Indiana, after due investigation and consideration, have determined that the public ways and places hereinafter described within Ohio Township, Warrick County, Indiana, will no longer be used and that it is in the public interest to vacate said public ways and places being more particularly described as follows:

**Easement Description**

Part of the existing platted easements in Epley Acres, recorded in Plat File 1, Card 201 in the Office of the Recorder of Warrick County, Indiana, described as follows:

Commencing at the Northeast corner of said Epley Acres; thence along the east line thereof, South 00 Degrees 29 Minutes 00 Seconds West 284.00 feet to the point of beginning; thence continue along said east line of said Epley Acres, South 00 Degrees 29 Minutes 00 Seconds West 382.17 feet to the Southeast Corner thereof; thence along the south line of said Epley Acres, North 88 Degrees 50 Minutes 17 Seconds West 651.23 feet to the Southwest Corner thereof; thence along the Northwest line of said Epley Acres, North 60 Degrees 38 Minutes 30 Seconds East 19.69 feet to the north edge of an existing easement; thence along the edge of the existing platted easements in said Epley Acres the following ten (10) calls:

South 88 Degrees 50 Minutes 17 Seconds East 393.13 feet; thence  
North 00 Degrees 29 Minutes 00 Seconds East 155.29 feet to the beginning of a curve to the left having a central angle of 13 Degrees 47 Minutes 03 Seconds, a

Duly Entered For Taxation Subject  
To Final Acceptance For Transfer

AUG 13 2019

*Pat Brooks*  
WARRICK CO. AUDITOR

radius of 50.00 feet and a chord dimension of South 89 Degrees 31 Minutes 00 Seconds East 12.00 feet;  
thence along the arc of said curve 12.03 feet; thence  
South 00 Degrees 29 Minutes 00 Seconds West 155.43 feet; thence  
South 88 Degrees 50 Minutes 17 Seconds East 219.02 feet; thence  
North 00 Degrees 29 Minutes 00 Seconds East 189.04 feet; thence  
North 89 Degrees 33 Minutes 28 Seconds West 178.65 feet to the beginning of a  
curve to the left, having a central angle of 23 Degrees 27 Minutes 35 Seconds, a  
radius of 50.00 feet and a chord dimension of North 10 Degrees 46 Minutes 28  
Seconds East 20.33 feet,  
thence along the arc of said curve 20.47 feet; thence  
South 89 Degrees 33 Minutes 28 Seconds East 175.02 feet; thence  
North 00 Degrees 29 Minutes 00 Seconds East 163.00 feet; thence South 89  
Degrees 33 Minutes 28 Seconds East 10.00 feet to the point of beginning and containing  
15,534 square feet, more or less.

### **Right-of-Way Description**

All of the existing platted right-of-way of Holly Lane in Epley Acres, recorded in Plat File 1, Card 201 in the Office of the Recorder of Warrick County, Indiana, described as follows:

Commencing at the Northeast corner of said Epley Acres; thence along the east line thereof, South 00 Degrees 29 Minutes 00 Seconds West 30.00 feet to the south right-of-way of Outer Lincoln Avenue as platted in said Epley Acres; thence along said south right-of-way line, North 89 Degrees 33 Minutes 28 Seconds West 185.02 feet to the beginning of a curve to the left having a central angle of 89 Degrees 57 Minutes 32 Seconds, a radius of 25.00 feet and a chord dimension of South 45 Degrees 27 Minutes 46 Seconds West 35.34 feet and being the point of beginning; thence along the arc of said curve 39.25 feet; thence along the east right-of-way of said Holly Lane, South 00 Degrees 29 Minutes 00 Seconds West 337.35 feet to the beginning of a curve to the left, having a central angle of 48 Degrees 11 Minutes 23 Seconds, a radius of 25.00 feet and a chord dimension of South 23 Degrees 36 Minutes 41 Seconds East 20.41 feet; thence along the arc of said curve 21.03 feet to the beginning of a curve to the right having a central angle of 276 Degrees 22 Minutes 46 Seconds, a radius of 50.00 feet and a chord dimension of North 89 Degrees 31 Minutes 00 Seconds West 66.67 feet; thence along the arc of said curve 241.19 feet to the beginning of a curve to the left having a central angle of 48 Degrees 11 Minutes 23 Seconds, a radius of 25.00 feet and a chord dimension of North 24 Degrees 34 Minutes 41 Seconds East 20.41 feet; thence along the arc of said curve 21.03 feet; thence along the west right-of-way of said Holly Lane, North 00 Degrees 29 Minutes 00 Seconds East 362.30 feet to the extended south right-of-way of Outer Lincoln Avenue as platted in said Epley Acres; thence along said extended south right-of-way line, South 89 Degrees 33 Minutes 28 Seconds East 74.98 feet to the point of beginning and containing 26,549 square feet, more or less.

A Public Utility Easement is retained within part of the existing platted right-of-way of Holly Lane in Epley Acres, recorded in Plat File 1, Card 201 in the Office of the Recorder of Warrick County, Indiana, the Public Utility Easement being retained is described as follows:

Commencing at the Northeast corner of said Epley Acres; thence along the east line thereof, South 00 Degrees 29 Minutes 00 Seconds West 30.00 feet to the south right-of-way of Outer Lincoln Avenue as platted in said Epley Acres; thence along said south right-of-way line, North



89 Degrees 33 Minutes 28 Seconds West 185.02 feet to the beginning of a curve to the left having a central angle of 83 Degrees 06 Minutes 28 Seconds, a radius of 25.00 feet and a chord dimension of South 48 Degrees 53 Minutes 18 Seconds West 33.17 feet and being the point of beginning; thence along the arc of said curve 36.26 feet to the south line of a Town of Newburgh Sewer Utility Easement recorded in Document Number 2017R-000564 in the Office of said Recorder; thence North 89 Degrees 58 Minutes 08 Seconds West 50.20 feet to a point on the west line of said Holly Lane; thence along the west right-of-way of said Holly Lane, North 00 Degrees 29 Minutes 00 Seconds East 22.35 feet to the extended south right-of-way of Outer Lincoln Avenue as platted in said Epley Acres; thence along said extended south right-of-way line, South 89 Degrees 33 Minutes 28 Seconds East 74.98 feet to the point of beginning and containing 1,245 square feet, more or less.

Section 4. The County Auditor shall furnish a copy of the ordinance to the County Recorder for recording.

Section 5. This ordinance shall be in full force and effect from and after the date hereof.

PASSED this 12 day of August, 2019

BOARD OF COUNTY COMMISSIONERS  
OF WARRICK COUNTY, INDIANA

By: Dan Saylor  
Dan Saylor, President

By: Bob Johnson  
Bob Johnson, Vice President

By: Terry Phillippe  
Terry Phillippe, Member

Albion H. Stevens  
Secretary

This instrument prepared by Scott Buedel, Cash Waggner and Associates, PC, 414 Citadel Circle, Suite B, Evansville, IN 47715, Phone 812-401-5561

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scott Buedel

SR